

COUNTY LOCAL LAWS

PROFESSIONAL STATING THE CONDITION AND THE USEFUL LIFE OF ALL APPLIANCES, THE ROOF, FOUNDATION, EXTERNAL AND SUPPORTING WALLS, MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL ELEMENTS AND ALL OTHER COMMON FACILITIES TOGETHER WITH AN ESTIMATE OF REPAIR AND REPLACEMENT COSTS AND A LIST OF ANY OUTSTANDING BUILDING CODE VIOLATIONS.

H. A STATEMENT OF ALL WARRANTIES AND DISCLAIMERS BEING MADE TO THE PURCHASER.

I. A SENIOR EXECUTIVE OFFICER OF THE DEVELOPER SHALL SIGN THE PROPERTY REPORT AND AFFIRM THAT IT AND ANY SUPPLEMENTS, MODIFICATIONS AND AMENDMENTS ARE TRUE, FULL, COMPLETE AND CORRECT.

J. EACH PROPERTY REPORT SHALL CONTAIN ON THE FIRST PAGE THE FOLLOWING WARNING IN CAPITAL LETTERS:

"MONTGOMERY COUNTY LAW SPECIFICALLY PROHIBITS ANY REPRESENTATION TO THE EFFECT THAT THE COUNTY HAS PASSED UPON THE MERITS OF, OR GIVEN APPROVAL TO THIS CONDOMINIUM. IT IS UNLAWFUL FOR ANYONE TO MAKE, OR CAUSE TO BE MADE TO ANY PROSPECTIVE PURCHASER, ANY REPRESENTATION CONTRARY TO THE FOREGOING, OR ANY REPRESENTATIONS WHICH DIFFER FROM THE STATEMENTS IN THIS PROPERTY REPORT."

11A-4. PROPERTY REPORT; SUBMISSION TO PROSPECTIVE PURCHASER; FILING.

A. A DEVELOPER OR AGENT SHALL NOT ENTER INTO A BINDING CONTRACT OR AGREEMENT FOR THE SALE OF ANY CONDOMINIUM UNIT UNLESS:

(1) A COPY OF THE PROPERTY REPORT IS FILED WITH THE MONTGOMERY COUNTY OFFICE OF CONSUMER AFFAIRS AT LEAST TEN (10) DAYS PRIOR TO THE FIRST OFFERING OR AT LEAST TEN (10) DAYS PRIOR TO THE NOTICE OF CONVERSION TO TENANTS.

(I) THE OFFICE OF CONSUMER AFFAIRS SHALL REVIEW THE PROPERTY REPORT FOR COMPLIANCE WITH SECTION 11A-3.

(II) ANY AMENDMENTS, MODIFICATIONS OR SUPPLEMENTS MUST BE FILED IMMEDIATELY WITH THE OFFICE OF CONSUMER AFFAIRS AND ATTACHED TO ANY PROPERTY REPORTS DISTRIBUTED AFTER THE DATE OF FILING.

(2) A COPY OF THE PROPERTY REPORT AND ANY AMENDMENTS, MODIFICATIONS AND SUPPLEMENTS THERETO HAVE BEEN GIVEN TO THE PROSPECTIVE PURCHASER.